

**UTT/19/0347/NMA (LITTLE CHESTERFORD)**

(Uttlesford District Council has an interest in the land)

**PROPOSAL:** Non material amendment to planning application UTT/17/3111/FUL - Changes to hard standing area for parking spaces and road ways, relocation of cycle parking spaces, removal of chiller enclosure, re-grading of the landscaping and removal of the retaining wall and external seating, re-pitching of the roof profile and enlargement of turrets, enlargement/addition of doors and windows and changes to material of cladding of north elevation.

**LOCATION:** Building 60, Chesterford Park, Little Chesterford

**APPLICANT:** Chesterford Park Ltd Partnership

**AGENT:** RPS

**EXPIRY DATE:** 7 March 2019

**CASE OFFICER:** Luke Mills

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**1. NOTATION**

1.1 Chesterford Park.

**2. DESCRIPTION OF SITE**

2.1 The site includes a research and development facility at the western edge of Chesterford Research Park and a separate portion of land adjacent the roundabout that provides access from Walden Road (B184).

**3. PROPOSAL**

3.1 The application is for a Non-Material Amendment to a planning permission for the remodelling of the existing building including various extensions and alterations. The approved development also includes a reconfiguration of the car park, the erection of bin stores and re-grading works between the main building and the adjacent pond.

3.2 The proposed amendments include:

- The use of tarmac rather than block paving for the car park surface
- Minor changes to the car and cycle parking layout, while maintaining the same number of spaces
- Removal of the chiller enclosure and alteration to the bin store
- Re-grading of the landscaping and removal of the retaining wall and external seating
- Re-pitching of the roof profile and enlargement of turrets
- Minor changes to the fenestration, and the use of metal cladding rather than buff brickwork on the north elevation

#### **4. ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

#### **5. APPLICANT'S CASE**

- 5.1 The application includes the following documents:
- Covering letter

#### **6. RELEVANT SITE HISTORY**

- 6.1 The abovementioned planning permission was granted in February 2018 (UTT/17/3111/FUL).

#### **7. POLICIES**

- 7.1 S96A(1) of The Town and Country Planning Act 1990 confirms that a local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. S96A(2) requires that, in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- 7.2 The original planning permission was granted on the basis of the development plan policies and material considerations listed below.

##### **Uttlesford Local Plan (2005)**

- 7.3 S5 – Chesterford Park Boundary  
S7 – The Countryside  
GEN1 – Access  
GEN2 – Design  
GEN3 – Flood Protection  
GEN7 – Nature Conservation  
GEN8 – Vehicle Parking Standards  
E2 – Safeguarding Employment Land  
E3 – Access to Workplaces  
Chesterford Park Local Policy 1 (CPLP1)

##### **Supplementary Planning Documents/Guidance**

- 7.4 Parking Standards: Design and Good Practice (2009)

##### **National Policies**

- 7.5 National Planning Policy Framework (NPPF) (2012)  
- paragraphs 14, 17, 32-39, 58, 100-104 & 118  
Planning Practice Guidance (PPG)  
- Design  
- Flood risk and coastal change

- Natural environment
- House of Commons Written Statement: Sustainable drainage systems (HCWS161) (2014)
- Planning Update: Written statement (HCWS488) (2015)

### **Other Material Considerations**

7.6 Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)

## **8. PARISH COUNCIL COMMENTS**

8.1 No consultations necessary.

## **9. CONSULTATIONS**

9.1 No consultations necessary.

## **10. REPRESENTATIONS**

10.1 No publicity necessary.

## **11. APPRAISAL**

The issues to consider in the determination of the application are (relevant policies in brackets):

- A Character and appearance (S5, S7, 17, 58 & PPG)
- B Transport (GEN1, GEN8, 32-39 & HCWS488)
- C Accessibility (GEN2, E3, 58 & PPG)
- D Amenity (GEN2 & 17)
- E Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)
- F Biodiversity (GEN7, 118 & PPG)

### **A Character and appearance (S5, S7, 17, 58 & PPG)**

11.1 It is considered that the proposed changes would not have a significant impact on the appearance of the development or the character of the surrounding area. It is therefore concluded that there is no conflict with the above policies.

### **B Transport (GEN1, GEN8, 32-39 & HCWS488)**

11.2 It is considered that the proposed changes would not cause conflict with the above policies. It is noted that the alterations to the car park would not affect the number of spaces.

### **C Accessibility (GEN2, E3, 58 & PPG)**

11.3 It is considered that the proposed changes would not cause conflict with the above policies insofar as they relate to accessibility.

### **D Amenity (GEN2 & 17)**

11.4 It is considered that the proposed changes would not cause conflict with the above policies insofar as they relate to amenity.

**E Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)**

11.5 It is considered that the proposed changes would not cause conflict with the above policies.

**F Biodiversity (GEN7, 118 & PPG)**

11.6 It is considered that the proposed changes would not cause conflict with the above policies.

**12. CONCLUSION**

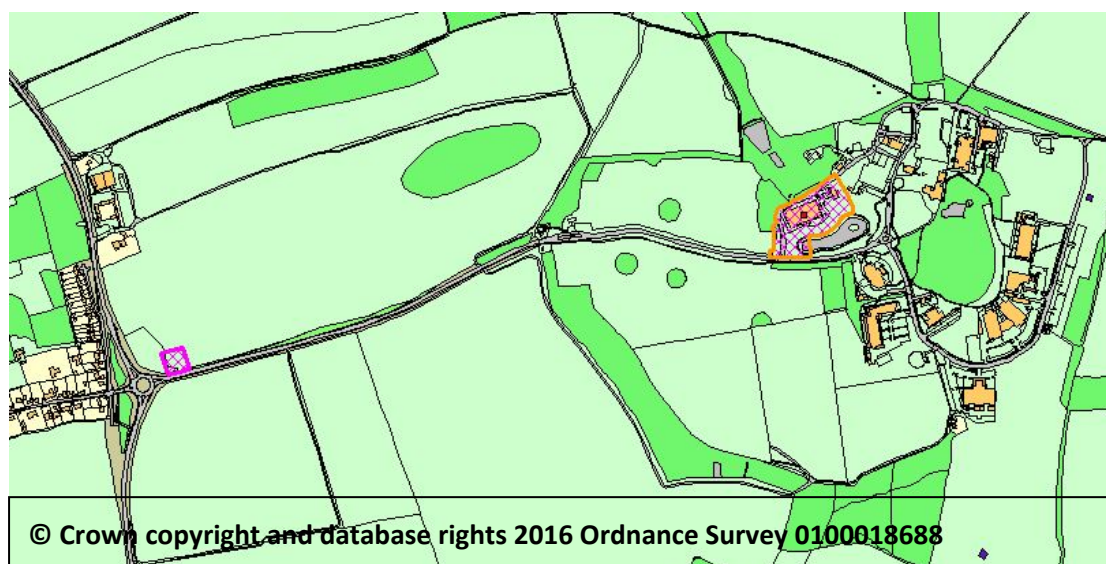
The following is a summary of the main reasons for the recommendation:

**A** The proposed amendments are considered appropriate for the development, and non-material in the context of the overall scheme. There would be no conflict with local and national policies, including those in the revised NPPF which was published after planning permission was granted. The proposed amendments also do not deviate from the heart of the original planning permission. It is therefore recommended that the application be approved, in accordance with S96A of The Town and Country Planning Act 1990

**RECOMMENDATION – APPROVAL**

Application: UTT/19/0347/NMA

Address: Building 60, Chesterford Park, Little Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 19/03/2019